



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 098-07

1442 SAN MIGUEL AVENUE

MODIFICATION

DECEMBER 5, 2007

**APPLICATION OF CHRISTOPHER MANSON-HING FOR SHAUN & PAM RAI,  
1442 SAN MIGUEL AVENUE, APN 045-032-013, E-3 ONE-FAMILY RESIDENCE/SD-3  
COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE  
(MST2007-00486)**

The 7,215 square foot project site is currently developed with a single-family residence and attached garage. The proposed project involves expansion of the existing garage to accommodate 2 vehicles, 140 square feet of lower level storage, 357 square feet of main floor additions, and a main level deck expansion. The discretionary application required for this project is a Modification to permit alterations and additions within the required twenty-foot (20') front and six-foot (6') interior yard setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak neither in favor of the application nor in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 28, 2007.
2. Site Plans
3. Correspondence received in support of the project:  
John Lawrence, 1428 San Miguel Avenue, Santa Barbara, CA 93109
4. Correspondence received in opposition to the project:  
Ms. Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

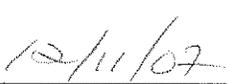
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the project by making the findings that the Modification is necessary to secure an appropriate improvement and meets the purpose and intent of the Ordinance of expanding the residence and garage, while allowing for uniformity of improvement

This motion was passed and adopted on the 5th day of December, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
3. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
4. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
  - b. The approved use has not been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.